Alderton Close, Haverhill, CB9 7RA

CHEFFINS

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Haverhill,
CB9 7RA

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Guide Price £400,000

Situated on the popular Hales Barn development is a stylish four bedroom link-detached family home, benefitting from many fine features. The property offers a generous kitchen/diner, utility room, office/family room, ensuite to master bedroom and off road parking for two vehicles. (EPC Rating C)

LOCATION

Haverhill is a thriving and popular market town, the fastest growing in Suffolk, and is one of the most convenient towns for access to Cambridge (17 miles), London Stansted Airport (around 30 minutes drive) and the M11 corridor. There is a mainline rail station at Audley End (12 miles) direct in to London Liverpool Street.

Despite its excellent road links, Haverhill remains a relatively affordable place to buy and rent a property. Continuing private and public investment into the town to provides it with growing residential, commercial and leisure facilities.

Current facilities include High Street shopping with a popular twice weekly market, out of town shopping, public houses, cafes, restaurants, social clubs and hotels, a well-respected 18 hole golf course, a comprehensive nursery and schooling system, a well used sports centre with all weather pitches, gymnasia, churches of various denominations and much more. The town centre is attracting a growing number of national chains and there is also a town centre multiplex cinema complex with associated eateries.

GROUND FLOOR

ENTRANCE HALL
Storage cupboard, window to side, stairs to first floor, doors to:

LIVING ROOM
Window to front, electric fireplace, two radiators, French doors to rear garden.

OFFICE
Window to front, feature media wall, radiator.

KITCHEN/DINER
Matching base and eye level units with worktop over, breakfast bar, integrated dishwasher, integrated fridge/freezer, electric oven, induction hob and extractor over, stainless steel sink, window to side, window to rear, radiator, door to utility, French doors to rear garden.

UTILITY ROOM
Fitted units, space and plumbing for washing machine, space for tumble dryer, tall radiator, door to rear garden.

WC
Two piece suite comprising low level wc, vanity hand wash basin, obscure window, heated towel rail.

FIRST FLOOR

LANDING
Loft hatch with pull down ladder to access the loft room, doors to:

BEDROOM ONE
Window to front, sliding wardrobes, radiator, door to ensuite.

ENSUITE
Three piece suite comprising shower enclosure, low level wc, vanity hand wash basin, heated towel rail, obscure window.

BEDROOM TWO
Window to front, two storage cupboards, radiator.

BEDROOM THREE
Window to rear, open storage cupboard, radiator.

BEDROOM FOUR
Window to rear, radiator.

BATHROOM
Three piece suite comprising panelled bath with shower attachment, low level wc, vanity hand wash basin, heated towel rail, obscure window.

SECOND FLOOR

LOFT ROOM
Two velux windows,

OUTSIDE
Immediate paved patio to the rear and side of the property providing plenty of space for seating and entertaining. The remainder of the garden is predominantly laid to lawn and enclosed by timber fencing. To the rear of the garden sits two sheds/outbuildings. There is a side access gate to the front of the property.

PARKING
Driveway to the side providing off road parking for two vehicles.

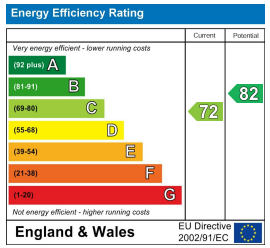
AGENTS NOTE
AGENTS NOTE - For more information on this property, please refer to the Material Information brochure that can be found on our website.

VIEWINGS By appointment through the Agents.

SPECIAL NOTES
1. None of the fixtures and fittings are included in the sale unless specifically mentioned in these particulars.

2. Please note that none of the appliances or the services at this property have been checked and we would recommend that these are tested by a qualified person before entering into any commitment. Please note that any request for access to test services is at the discretion of the owner.

3. Floorplans are produced for identification purposes only and are in no way a scale representation of the accommodation.



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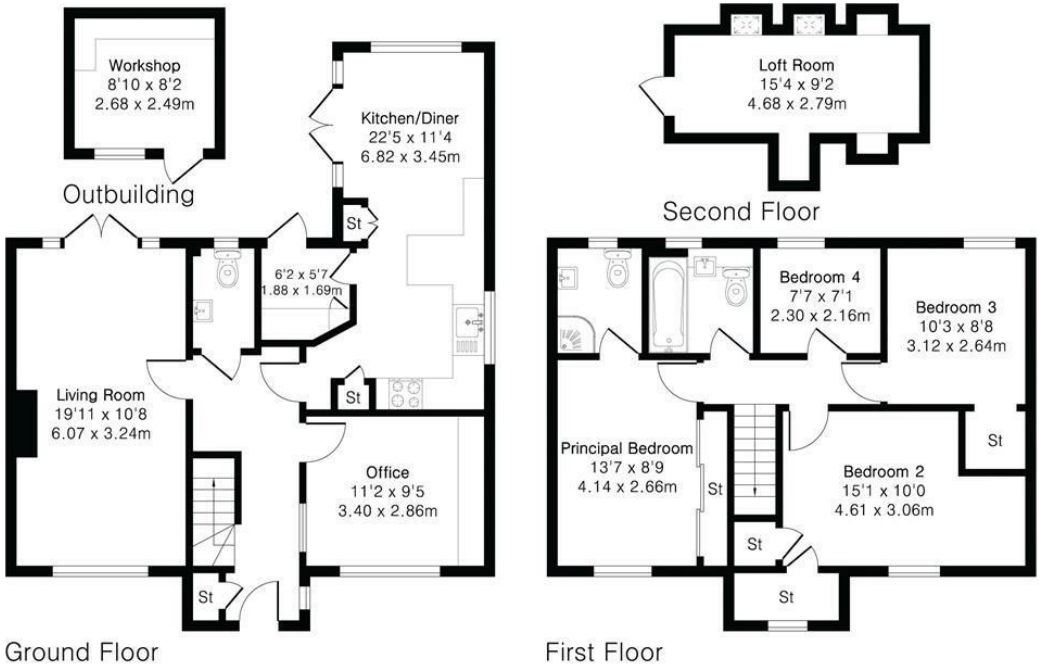
Tenure - Freehold

Council Tax Band - D

Local Authority - West Suffolk

Approximate Gross Internal Area 1433 sq ft - 132 sq m
(Excluding Outbuilding)

Ground Floor Area 716 sq ft – 66 sq m
First Floor Area 607 sq ft – 56 sq m
Second Floor Area 110 sq ft – 10 sq m
Outbuilding Area 72 sq ft – 7 sq m



PINKPLAN

Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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For more information on this property please refer to the Material Information Brochure on our website.

Agents Note: Stamp Duty Land Tax is an additional cost that you must consider. Rates vary according to the type of transaction and your circumstances. Therefore please familiarise yourself with the rates applicable using this link: https://www.gov.uk/stamp-duty-land-tax/residential-property-rates.

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IMPORTANT: Cheffins would like to inform prospective clients that these particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances or fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance and illustration purposes only and may not be to scale. Images may have been digitally edited for illustration purposes. If there are any important matters likely to affect your decision to buy or rent, please contact us before viewing the property.

Please do not take photographs, videos or recordings during viewings without prior consent. This includes the use of smart glasses and wearable devices.

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